

Dollar Holler Hunting Farm
873 Road
Bunch, OK 74960

\$525,000
180± Acres
Adair County



Dollar Holler Hunting Farm
Bunch, OK / Adair County

SUMMARY

Address

873 Road

City, State Zip

Bunch, OK 74960

County

Adair County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.750707 / -94.742345

Acreage

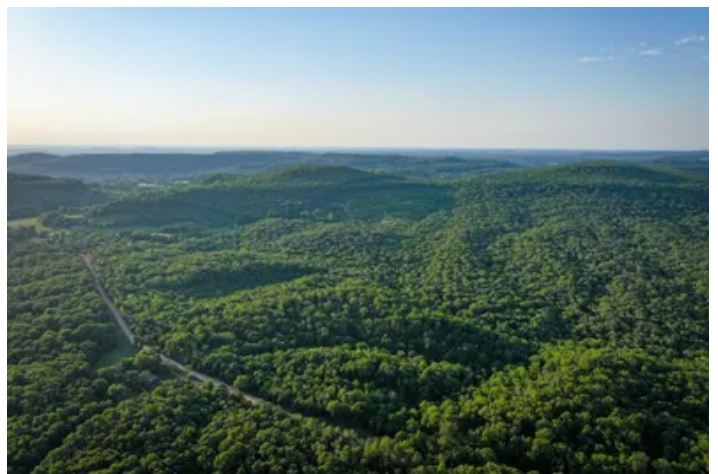
180

Price

\$525,000

Property Website

<https://arrowheadlandcompany.com/property/dollar-holler-hunting-farm-adair-oklahoma/75273/>

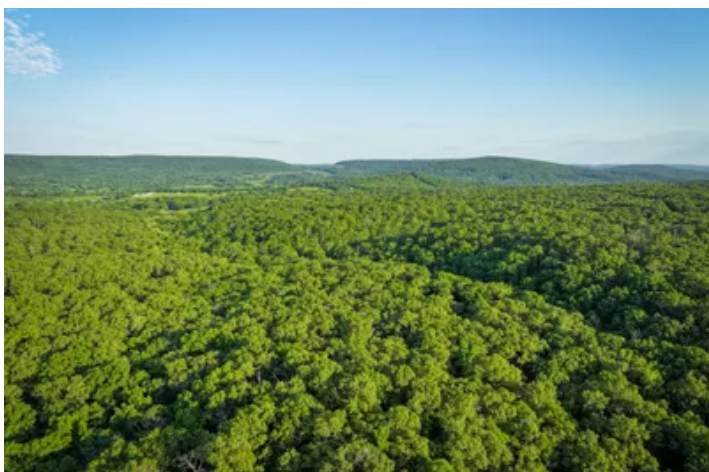
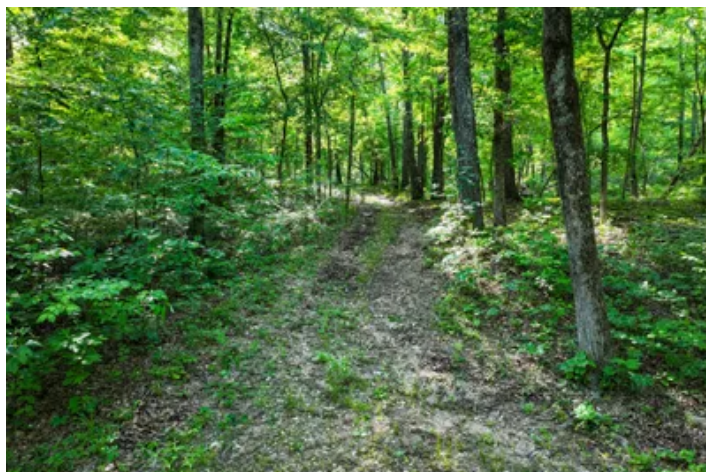
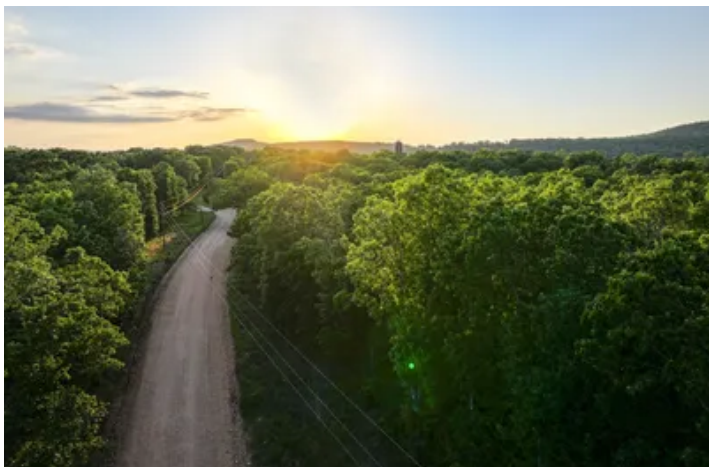


PROPERTY DESCRIPTION

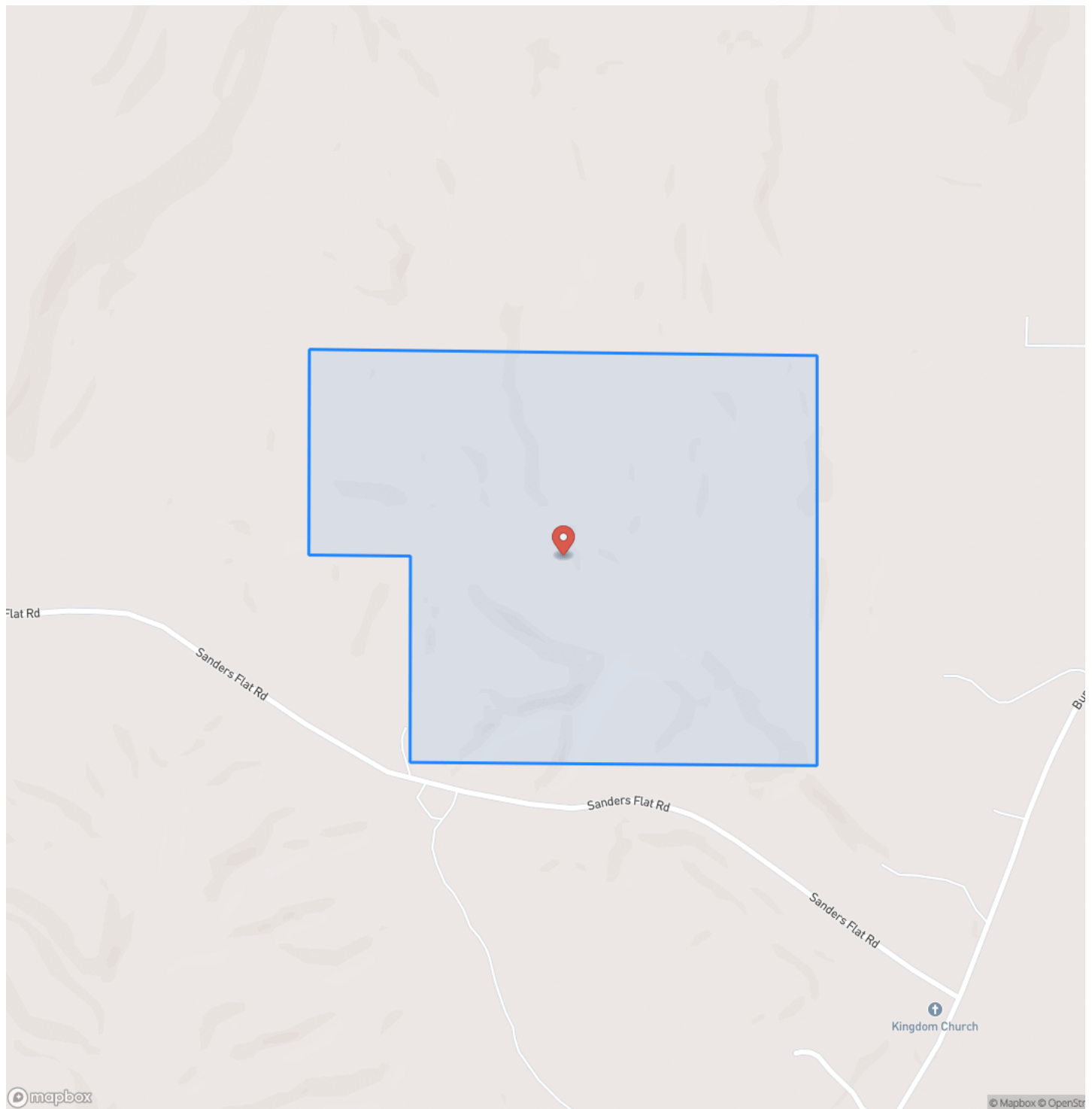
Price Reduced! Welcome to the Dollar Holler Hunting Farm! This stunning +/- 180-acre tract of hardwood timber is located approximately 8 +/- miles southwest of Stilwell, near the US-59 corridor in Adair County, Oklahoma. Situated in the beautiful Cookson Hills area, part of the western Ozark Mountains, this property features a main locking gate at the southwest corner along E 873 Rd. The property includes two well-maintained, off-grid hunting cabins built circa 1982. The larger cabin, known as the "Big Bucks Lounge," measures 18x30 ft and features a metal roof (2015), comfortably accommodating up to six guests. The bedroom offers excellent storage for hunting gear and supplies, as well as four sleeping bunks. The main living area includes a queen sleeper sofa. This cabin is equipped with modern conveniences powered by a generator and propane, including: An electric pump supplying spring-fed water at a rate of 3 to 4 gallons per minute for the sink, toilet, and heated shower. A 55-gallon septic system (2011) used minimally during hunting season. A gas range stovetop and refrigerator in the kitchen. There is a wood stove in the main living room that heats the entire cabin exceptionally well. A TV and cell booster for making calls in or around the cabin. The 12x20 guest cabin is also wired for lights and gas heat, providing additional sleeping space for up to six people. It includes four bunks and a queen sleeper sofa. Most of the furnishings in both cabins are included in the sale. Together, the cabins offer a cozy retreat after a long day in the woods, perfect for extended family, friends, or large hunting parties. Additional structures on the property include a 12x6 garage for parking four-wheelers and equipment, with a storage room in the back for lawn equipment, tools, and additional supplies. The property boasts well-established UTV trails, allowing easy access to various hunting locations while minimizing disturbances to wildlife. These trails connect to 13 permanent deer stands strategically placed for optimal hunting. Seven of these stands are all-weather tower blinds; however, the largest stand is not included in the sale but is available through a separate transaction. The terrain is open and expansive, offering excellent visibility through mature timber. The main ridgelines are populated with large white oak, red oak, and tall stands of mature pine. Acorns blanket the forest floor, supporting a healthy population of foraging white-tailed deer. In addition to deer, the property is home to wild turkeys and hogs, with occasional black bear sightings during the spring and summer months. The valleys feature spring-fed creeks that flow into the main holler and connect with a larger creek system. This basin teems with wildlife, creating excellent hunting opportunities where game funnels together. With abundant wildlife and significant recreational value, this property represents an excellent investment opportunity. The access to timber harvesters and nearby utilities along E 873 Rd, including power and water, make it potentially suitable for future development. Dollar Holler Hunting Farm is conveniently located: +/- 90 miles from Tulsa International Airport +/- 54 miles from Fort Smith, Arkansas +/- 50 miles from Muskogee, Oklahoma Don't miss this golden opportunity to own your very own slice of Oklahoma! All showings are by appointment only. For more information or to schedule a private viewing, please contact Steve Horner at [\(918\) 859-0699](tel:9188590699).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

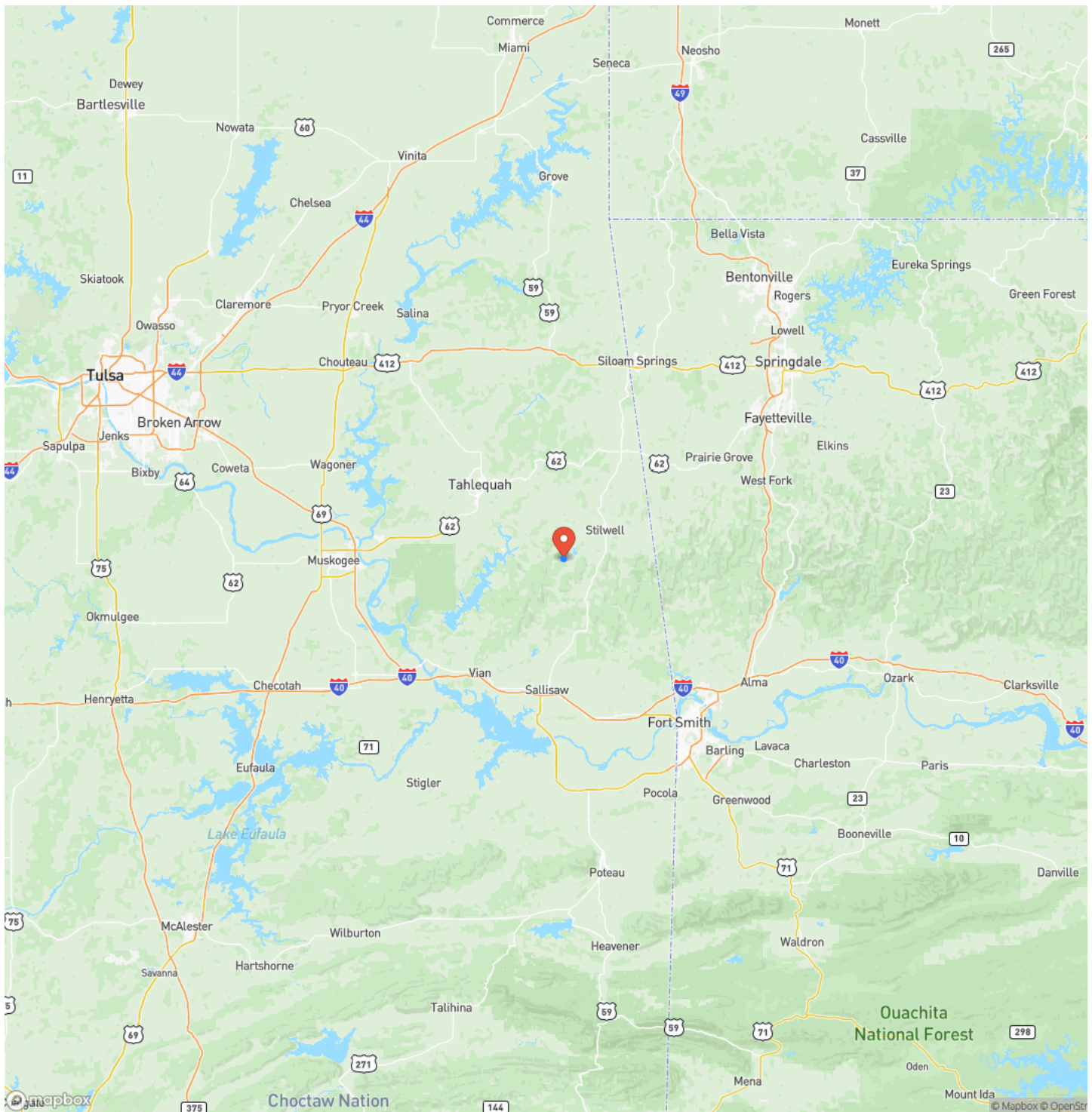
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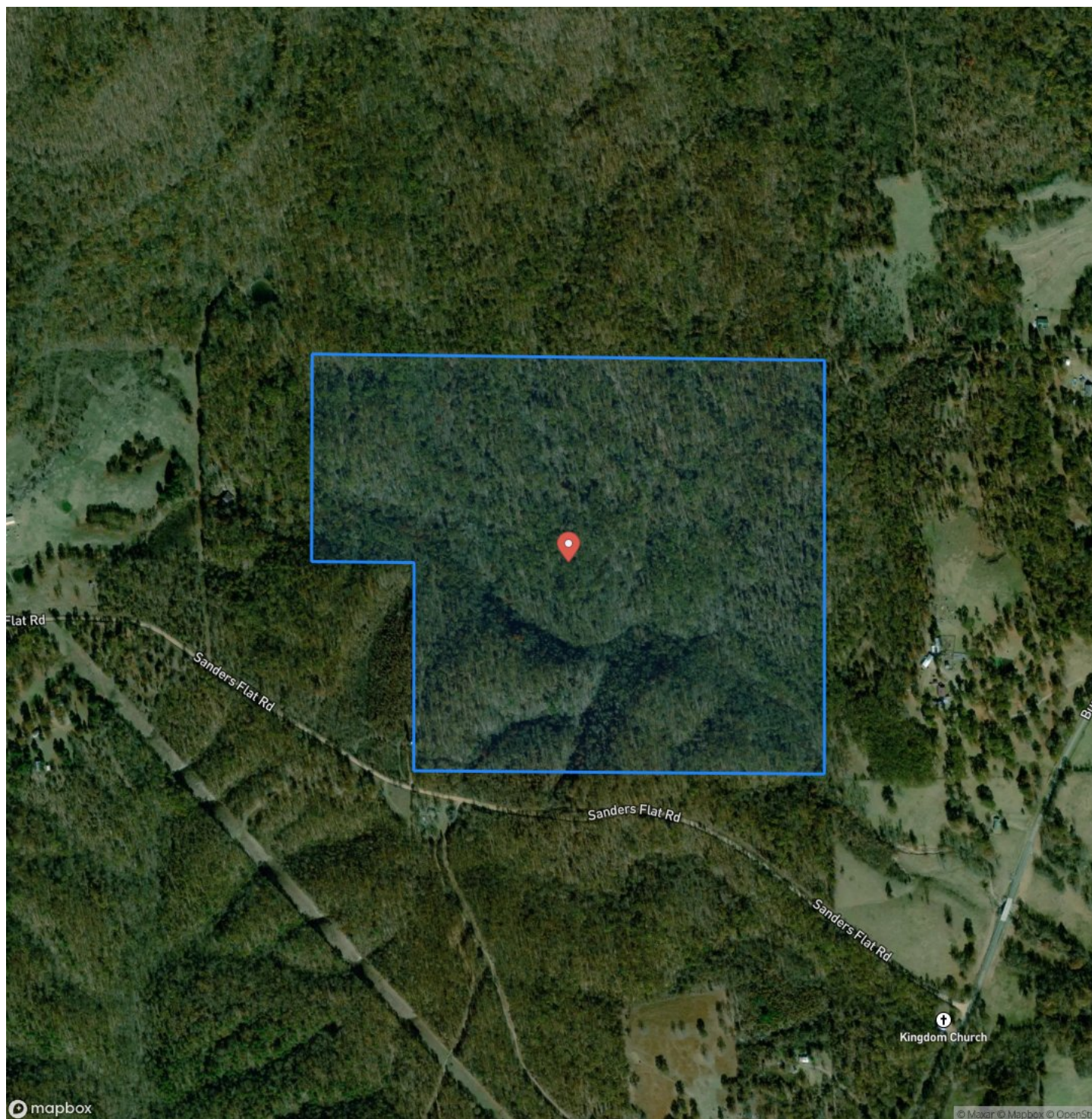
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Horner

Mobile

(918) 859-0699

Email

steve.horner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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